

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
November 12, 2008**

The Highland Redevelopment Commission ("Commission", "RC") met in Study Session on Wednesday, November 12, 2008 at 6:32 PM in the Council Chambers within the Municipal Building at 3333 Ridge Road, Highland, Indiana. The Study Session was called to order by President Adam Gawlikowski. The minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Present on silent roll call included Commissioners: Greg Kuzmar, Jim Kessler, Adam Gawlikowski, Brice Johnson, Dominic Noce, and Commissioner from the School Town Lawrence Vassar. Also in attendance were Attorney Carol Green-Fraley and Economic Development Commissioner, George VandeWerken.

General Substance of the Study Session

The Commission discussed the **agenda** for the public meeting. No comments were made on the minutes or claims by the members.

The Director provided the Commission with a copy of a **letter** received from Mr. Robert Super from Precision Development and an email from Mr. James Zappia from the North West Indiana Development, Inc. The Commission discussed the content of the letter and email which outlined their reasons for not pursuing the Request for Qualifications for a Master Developer (RFQ).

The two responses for the Commission's Request for Qualifications for a Master Developer were discussed. The RFQ Committee made up of representatives of the Redevelopment Commission, Economic Development Commission, Plan Commission, and Town Council will meet on November 13, 2008 to discuss the two responses in detail and make a recommendation to the Commission. Responses to the RFQ were received from ALPS development, Inc. from Monee, Illinois and from Development Concepts, Inc. from Indianapolis, Indiana.

ADJOURNMENT: The Study Session was adjourned at 7:20 PM for the Public Meeting.

**HIGHLAND REDEVELOPMENT COMMISSION
PUBLIC MEETING
November 12, 2008**

The Highland Redevelopment Commission ("Commission", "RC") met in a Public Meeting on November 12, 2008 at 7:21 PM in the Council Chambers of the Municipal Building at 3333 Ridge Road, Highland, Indiana. Redevelopment Commission President Adam Gawlikowski called the meeting to order.

ROLL CALL:

Present on roll call included Redevelopment Commissioners Adam Gawlikowski, Greg Kuzmar, Jim Kessler, Brice Johnson, Dominic Noce, and School Representative, Commissioner Lawrence Vassar. Also in attendance were Attorney Carol Green-Fraley and Economic Development Commissioner George VandeWerken. Taking minutes for the meeting was Redevelopment Director Cecile Petro.

MINUTES OF PREVIOUS SESSIONS:

Commissioner Kessler made a motion to accept the minutes as prepared for the Public Meeting and Study Session of October 8, 2008. Commissioner Johnson seconded the motion. **Motion carried 5 ayes and 0 nays.**

SPECIAL ORDERS: None

COMMUNICATIONS:

An email letter from Mr. James Zappia representing North West Development Group, Inc. and a letter from Mr. Robert Super representing Precision Development were read by Secretary Dominic Noce.

UNFINISHED BUSINESS AND GENERAL ORDERS: None

NEW BUSINESS:

President Adam Gawlikowski **tabled** the Supplement to the Highland Municipal Code, Section 214.180: RD-Redevelopment District (Architectural and Design Standards and Guidelines for the Redevelopment Area).

ACTION TO PAY ACCOUNTS PAYABLE VOUCHERS:

Commissioner Noce made a motion to accept accounts payable claims as presented. Commissioner Kessler seconded the motion. **Motion passed 5 ayes and 0 nays.**

BUSINESS FROM THE COMMISSIONERS: None

PUBLIC COMMENTS: None

NEXT MEETING:

The Redevelopment Commission will meet in a Public Meeting on December 10, 2008 with a Study Session before and following the Public Meeting. The next full Study Session will be November 26, 2008 at 6:30 PM.

ADJOURNMENT:

Commissioner Kessler made a motion to adjourn. Commissioner Johnson seconded the motion. **By a unanimous voice vote the meeting was adjourned at 7:28 PM.**

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION RECONVENED
November 12, 2008**

The Highland Redevelopment Commission ("Commission", "RC") reconvened at 7:29 PM in the Council Chambers of the Municipal Building at 3333 Ridge Road, Highland, Indiana.

ROLL CALL: Present on silent roll call included Commissioners: Dominic Noce, Greg Kuzmar, Jim Kessler, Adam Gawlikowski, Brice Johnson, and Lawrence Vassar. Also in attendance were Economic Development Commissioner George VandeWerken and Redevelopment Director Cecile Petro.

General Substance of the Study Session

Mr. James Zappia from North West Indiana Development, Inc. addressed the Commission regarding future development in Highland. He would like to receive a letter of intent signed by the Town Council stating that the Town welcomes development. Mr. Zappia will email a sample letter, the Director and Attorney will review the draft letter and, if appropriate, have the Commission President and Town Council President sign the letter, and deliver it to Mr. Zappia. A formal letter will be prepared by the Director and sent to the Clerk Treasurer for the Town Council's formal approval and signatures at a public meeting and then sent to Mr. Zappia.

The Director informed the Commission that the last two items under discussion by the Plan Commission for the **Architectural and Design Standards and Guidelines** have been resolved. Commissioner Kuzmar wrote a section on outdoor lighting requirements. A five foot setback in the Downtown Sub-District was agreed upon by the Building Superintendent, Ken Mika, after the Director received copies of the surveys for the downtown from Neis Engineering and SEH.

The Commission discussed cancelling the Study Session scheduled for November 26, 2008. After discussion, the Commission decided to wait until it was necessary to give notice before cancelling, in case an important issue would arise and a meeting would be necessary.

The Director informed the Commission of a meeting with Heitman Architects, Inc. She met this group at the last CIP Conference and has had an internet web conference with members of their staff. They are interested in working with the Commission on planning the future of the light industrial area. The Commission directed her to contact the Heitman firm and ask them to make a presentation to the Commission early next year.

Adjournment: The Study Session was adjourned by voice vote at 8:53 PM.



RECEIVED
11-12-08
2:08 PM

November 10, 2008

Ms. Cecile Petro
Director of Redevelopment
HIGHLAND REDVELOPMENT COMMISSION
3333 Ridge Road
Highland, Indiana 46322

RE: Request for Qualifications / Master Development Agreement

Dear Cecile:

Thank you and the Town of Highland for inviting Precision Development / Precision Construction, Inc. ("Precision") to respond to the above referenced RFQ. Under normal economic circumstances, and given our strong commitment to the economic vitality of Northwest Indiana, we would promptly prepare a response. Unfortunately, due to existing priorities related to the current state of regional and national economic conditions, Precision has made the difficult choice not to respond at this time.

The current economic recession is drastically affecting all sectors of real estate development. In our opinion, these conditions would add serious risk to Precision's ability to advance the project described in your RFQ in the quality and timeline that the Town deserves. As such, we feel it makes most sense for Precision to focus attention on its existing priorities at this time.

Dave VanDyke and Precision have developed and redeveloped projects and communities in Indiana and Florida of large scale, several at financing levels beyond \$40 million. Robert Super's national investment management experience developing institutional grade industrial, office, retail and residential projects complements in a manner that otherwise would make Precision uniquely qualified for the RFQ assignment. Given the current challenging and difficult economic conditions, perhaps the Town might contemplate a deferral of the timing of the RFQ such that we could then be in a position to affirmatively respond. We would be more than pleased to discuss this alternative.

Thank you for considering our firm in this process. Please do not hesitate to call either Dave or myself for further discussions or information.

Sincerely,
PRECISION DEVELOPMENT, LLC

A handwritten signature in black ink, appearing to read 'R. Super', with a long horizontal flourish extending to the right.

Robert A. Super
Principal

CC: Dave VanDyke